



# CITY OF HOLLADAY PLANNING COMMISSION MEETING AGENDA

Date: Tuesday, March 4, 2014  
Location: Holladay Municipal Center - 4580 S 2300 E  
Time: 7:00 PM

## AGENDA ITEMS

### PRE-MEETING / WORK SESSION -

6:30 PM All agenda items may be discussed.

### CONVENE REGULAR MEETING

#### **ACTION ITEMS**

*(The following matters are Public Hearings. They will be heard and may be voted on. Notice to the public has been provided as required by law.)*

- 7:00 PM 1. **Broadbent Pool Construction – Special Exception - 2712 East Hillsden Dr.**  
Staff: Jonathan Teerlink, Planner II – *Applicant; Jeff Robinson, requests special review of proposed pool construction within 100 feet of Big Cottonwood Creek as per Holladay Ordinance 13.08.140.150A and 13.76.400 “Development Near Waterways”*
- 7:30 PM 2. **Paulos Detached Garage - Conditional Use – 2411 East Walker Lane** – Staff: Jonathan Teerlink, Planner II – *Applicant; Joe Arnold, requests conditional approval to increase the footprint of a detached garage as per Holladay Ordinance 13.14.030.D & 13.14.110 “Accessory Buildings”*

*(The following matters will be heard and may be voted on. Public Notice is not required.)*

3. **Dreyfous Farms Subdivision - 2-Lot Subdivision – 5950 S 2300 East - Preliminary Plat – R-1-87 Zone** – Staff: Rick Whiting, City Planner – *The applicant, Jim Dreyfous, requests to divide four acres of his 15.75 acre property into two - two-acre building lots.*
4. **Approve Minutes of the February 4, 2014 meeting.**

*(The following matter is for discussion only.)*

5. **Bee Keeping – Ch 13.76.240** – Staff: Pat Hanson

#### **OTHER BUSINESS**

6. Updates or follow-up on items currently in the development review process
7. Report from Staff on upcoming applications
8. Discussion of possible future amendments to code

## ADJOURN

On Friday, February 28, 2014 at 12:30 pm a copy of the foregoing notice was posted in conspicuous view in the front foyer of the City of Holladay City Hall, Holladay, Utah. A copy of this notice was faxed to the Salt Lake Tribune and Deseret News, newspapers of general circulation in the City by the Office of the City Recorder. A copy was also faxed or emailed to the Salt Lake County Council, Cottonwood Heights City and Murray City pursuant to Section 10-9A-205 of the Utah Code. The agenda was also posted at city hall, Holladay Library, city internet website at [www.cityofholladay.com](http://www.cityofholladay.com) and state noticing website at <http://pmn.utah.gov>.

Reasonable accommodations for individuals with disabilities or those in need of language interpretation service can be provided upon request. For assistance, please call 801-527-3890 at least 48 hours in advance. TTY/TDD users should call 7-1-1



**Project Name:** Broadbent Stream Exception  
**Application Type:** Request special review of pool construction with 100' stream protection buffer  
**Nature of Discussion:** Discussion with possible decision  
**Notice:** Mailed February 21, 2014  
**Planner:** Jonathan Teerlink and Clarence Kemp, City Engineer

## **EXECUTIVE SUMMARY**

**Request:** Seeking an exception to construction within 100' of perennial streams  
**Project No:** 12-09-02  
**Address:** 2712 E Hillsden Drive  
**Applicant:** Jeff Robinson as agent to Natalie Broadbent  
**Zone:** R-1-43

## **Background**

This property is 1.45 acres and is accessed via a private driveway from the south side of Hillsden Drive, a public street. The property is currently improved with a single family home which is situated within 30' of the high-water mark of Big Cottonwood Creek. At the eastern portion of the property are major landscaping improvements in a heavily wooded area which include patios and rip-rap rock terracing.

The applicant is requesting special review of proposed pool construction at a distance of 68' including rip-rap wall and pool decking at a distance of 59' from the middle of Big Cottonwood Creek.

The planning commission is given purview authority to grant such an exception to an applicant who is proposing construction activities within 100' of a perennial waterway as stated in Holladay ordinance;

*"Any buildable area or portion of a buildable area, fence or structure shall not be closer than one hundred feet (100') to a perennial stream. The planning commission may grant an exception to this requirement with the consent of the city engineer and the concurrence of any state or federal regulatory body with jurisdiction over such waterways." (Ord. 13.76.400 A)*

## **Technical Review Committee (TRC) Comments**

Discussions between the applicant and the TRC have resulting in a cooperative review of the proposed site plan with site visits to study the existing and proposed conditions of the project in order to formulate a recommendation. TRC asks the planning commission to review the findings and recommendations from city engineer Clarence Kemp.

## **Staff Recommendations**

As per review conducted by City Engineer, Clarence Kemp, it is recommended that the planning commission grant a special exception to the regulation and permit the proposed swimming pool and waterslide feature to be constructed no closer than 59' to the middle of Big Cottonwood Creek based on the following findings and with the following requirements:

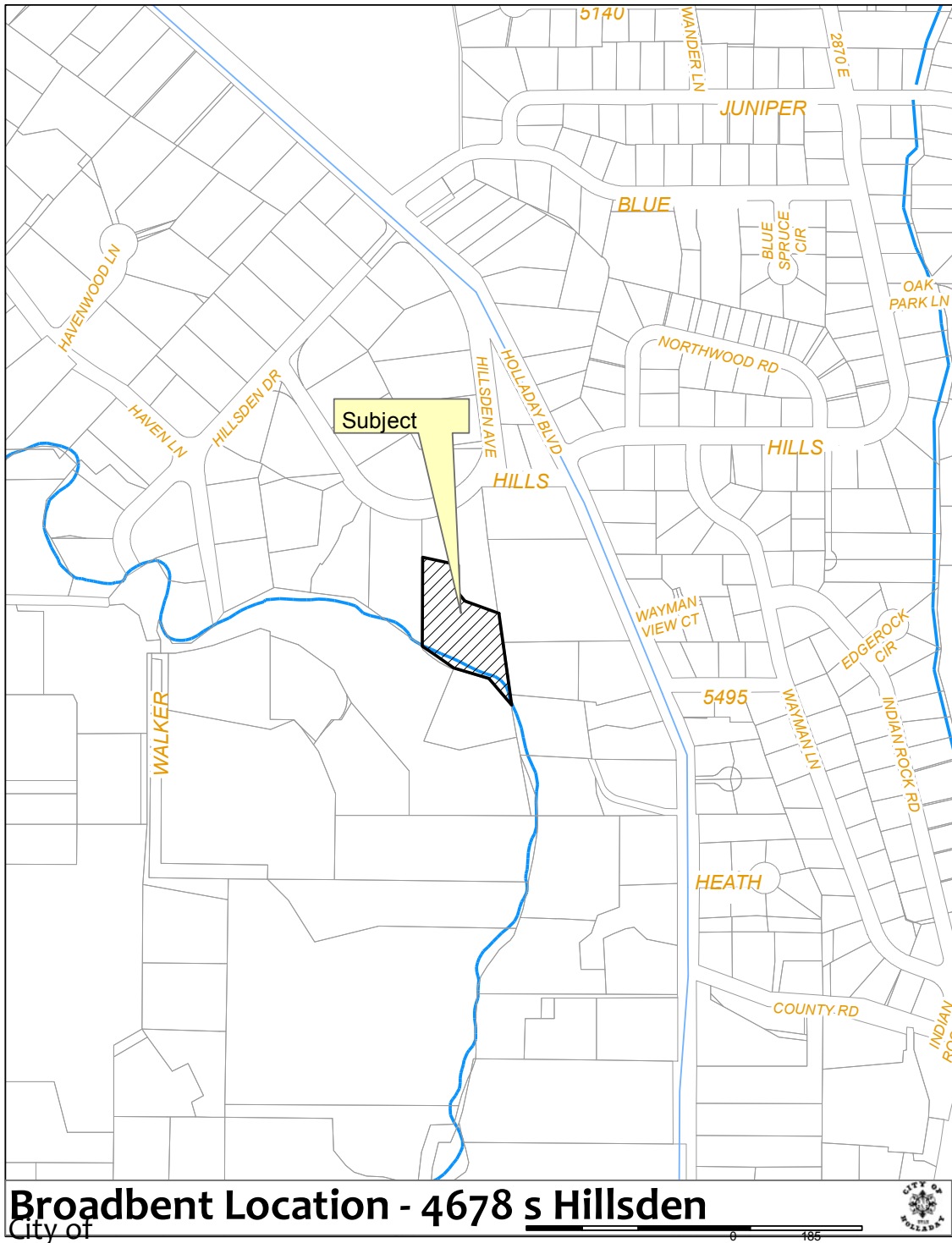
## **FINDINGS:**

1. There is no stream course alteration is proposed
2. No living structures are proposed with a FEMA floodplain
3. The area where the pool is to be constructed is not considered wetlands.
4. The pool equipment including mechanical and chemical storage is outside of the 100' protection area
5. The proposal does not require review of other agencies.

6. The proposed building is not located within the FEMA floodway
7. No bank disturbance within the stream protection corridor.
8. The property is currently developed with a home built within 30' of Big Cottonwood Creek which existing prior to Holladay incorporation and stream protection ordinances.

**REQUIREMENTS:**

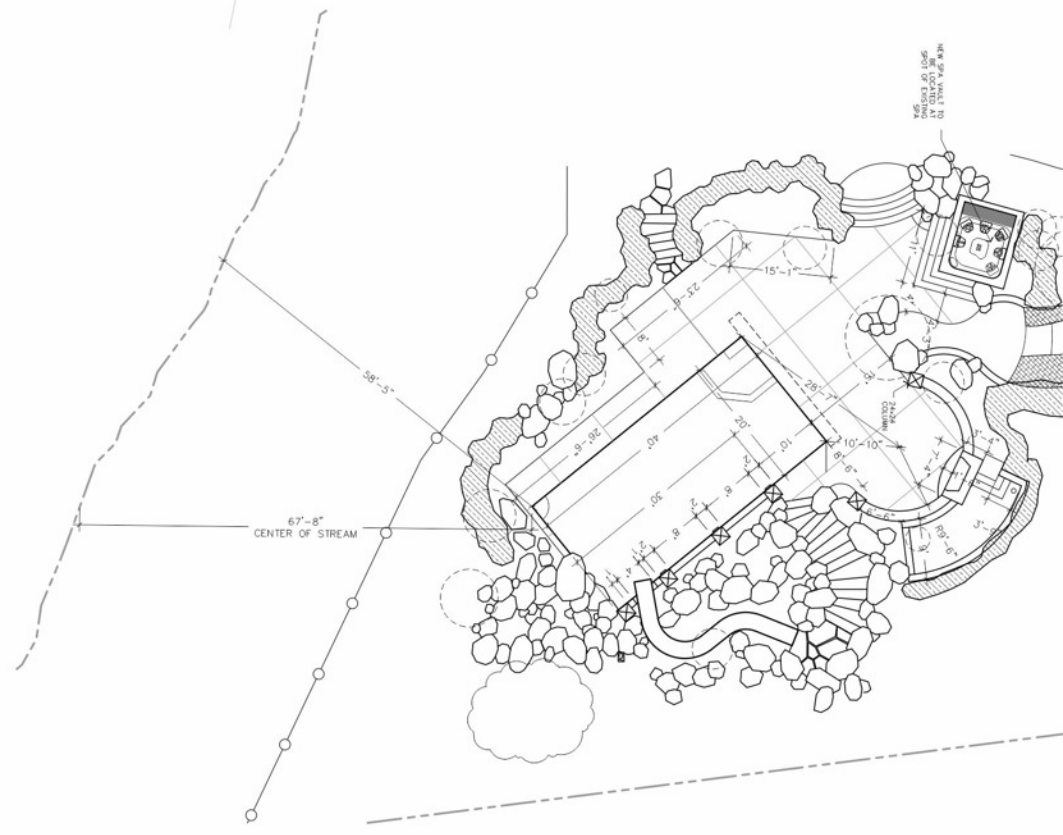
1. The pool equipment (mechanical and chemical) to be located greater than 100' from Big Cottonwood Stream.
2. Swimming pool improvements shall be placed no closer to the center of Big Cottonwood Creek than 68'
3. Limit of disturbance/silt fencing shall be set at contour elevation 4455' with all pool excavation work completed from the uphill side of said limit of disturbance.
4. Placement of pool decking and rip-rap boulders between 59' and 49' from the centerline of Big Cottonwood Creek shall commence only from the uphill side of 4455'.
5. Landscaping of stream bank as per submitted plans shall be part of this approval and shall be including as an item of the final inspection of the pool.
6. All future landscaping, flatwork, and grading, 59' of the centerline of Big Cottonwood Creek must be approved by the Community Development Director and City Engineer prior to commencing work.
7. Best construction management practices are to be followed to prevent pollution of water that may enter the stream system during construction. Specifically, the limit of disturbance fencing and silt erosion control fencing shall be installed prior at the time of pool layout maintained throughout the duration of project.
8. All conditions listed in the City Engineers consent letter must be followed.
9. All construction related improvements must follow current applicable Holladay codes.



GRADING PLAN  
SCALE 1/8" = 1'-0"



LAYOUT PLAN  
SCALE 1/8" = 1'-0"



L-2

Layout/Grading  
Plan

Sheet Title  
0 2 10 20 North

Project Information  
Project Number: broadbent  
Date: October 15, 2013  
Revision: November 18, 2013  
Scale/Notes:

The Broadbent Residence  
2712 East Hillsden Drive  
Holladay, Utah



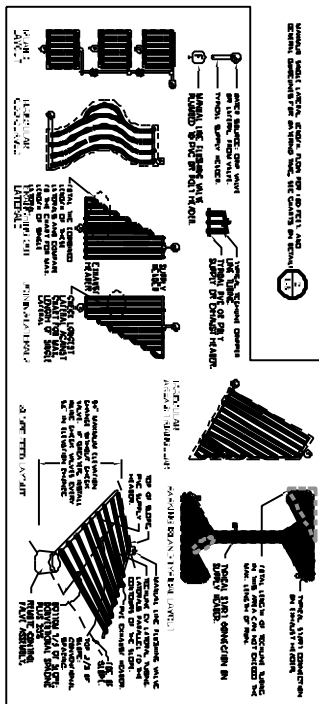
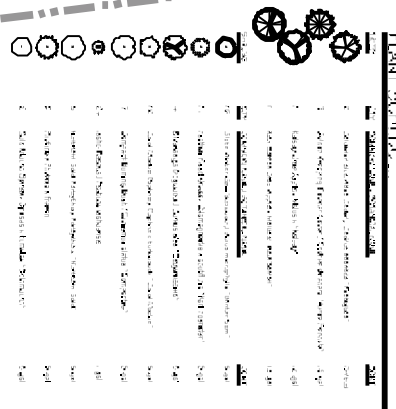


<b>Project Information</b>	
Project Number:	breadrent
Date:	October 15, 2013
Revisions:	November 6, 2013
Scale:	North

**DOLPHIN**  
*pools & spas*

4678 South Highland Drive  
Salt Lake City, Utah 84117  
(801) 277-8700

**g d s a**  
 Gary D. Stoddard & Associates Inc.  
 Residential Landscape design  
 34 Halden RD SW  
 Calgary, AB T2V 3E4 Phone: 587.435.9207



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6	2997	2998





*Project Name:* **Paulos Detached Garage**

*Application Type:* **Conditional Use to Exceed Allowed Accessory Building Footprint**

*Nature of Discussion:* **Public Hearing, Discussion with possible Decision**

*Notice:* **Mailed Friday February 21<sup>st</sup> 2014**

*Planner:* **Jonathan Teerlink**

**Executive Summary**

*Request:* **Conditional use approval as per Holladay Ord. 13.14.303 A(2) to exceed permitted allowed square footage allowed in section 13.14.101**

*Project No:* **14-2-02**

*Address:* **2411 E Walker Lane., Holladay UT, 84117**

*Applicant:* **Joe Arnold, as agent**

*Zone:* **R-1-87**

**Total Property Area: 1.0 acre / 43,560 sq ft**

**Note: This item is a public hearing and the Planning Commission should allow ample time to hear and evaluate public comment on this matter prior to making any decision.**

**Background**

The subject property is accessed from the north side of Walker Lane a public street. The property size is recorded at one acre (82.5' x 528'). The property is developed with a single family home and a detached garage measuring 1,164 square foot footprint. This existing legal, but non-conforming garage is situated at the rear of the narrow lot between a private lane to the east and a rear yard of an abutting single family home (2415 s Walker).

Holladay codes limit the footprint coverage of accessory building(s) based upon the size of the property on which it will be built. Under normal permitted circumstances approval for an accessory building on a property of this size, would be limited to a footprint of 1,100 square feet (chart 13.14.101) at a maximum height of 20' and a setback of 9'. The applicant proposes to add a 4<sup>th</sup> single-bay to the west wall of the existing garage. The bay would measure 290 square feet at a proposed height of 19'½" and a setback of 11'. This increases the garage's footprint to 1,454 sq ft or 354 sq ft over the permitted size. Therefore, the applicant is seeking conditional use approval as per 13.14.030.E:

*"E. Any accessory building or buildings incidental to a permitted use where the total footprint square footage exceeds the square footage as allowed in chart 13.14.101 of this chapter shall be approved by the planning commission as a conditional use."*

Barring flexibility to allowed footprints, all other codes applicable to accessory buildings including setback, height and graduated height apply.

**Technical Review Committee (TRC) Comments**

The TRC reviewed this project and had the following comments:

- 1) **13.14.110:** A 9' minimum setback is required for accessory buildings on lots of this size. The west setback is proposed at 11'. Proposed project complies with this regulation



- 2) **13.17.090:** No accessory building(s) shall cover more than 25% percent of the rear yard. The rear yard setback for a lot of this size is 41'. The garage (with proposed addition) is currently setback a distance of 50' from the rear/north property line. Technically, this garage is not located in the rear yard as defined by Holladay code but rather located within the building envelope for a single family home. The side/west setback of the proposed garage is 11' from property line, which does not violate the side setback for a home at this location which is 8.5' or 10% of the lot width. Proposed project complies with this regulation
- 3) **13.17.110B:** Graduated height rules dictates a max wall height of 17' when the required 9' setback is applied. At the proposed setback of 11' a 19' wall would be the maximum allowable wall height. The new garage addition is 11.5' tall and which complies with this regulation. Also, the maximum height allowed for accessory building(s) is 20'. The proposed overall height of the garage addition is 19' 1 1/2" measured from existing grade to ridge. This proposal complies with max height allowances
- 4) Storm water drainage shall be retained onsite so as to not drain across property lines
- 5) Access to this garage is limited to existing driveways serving the existing garage.

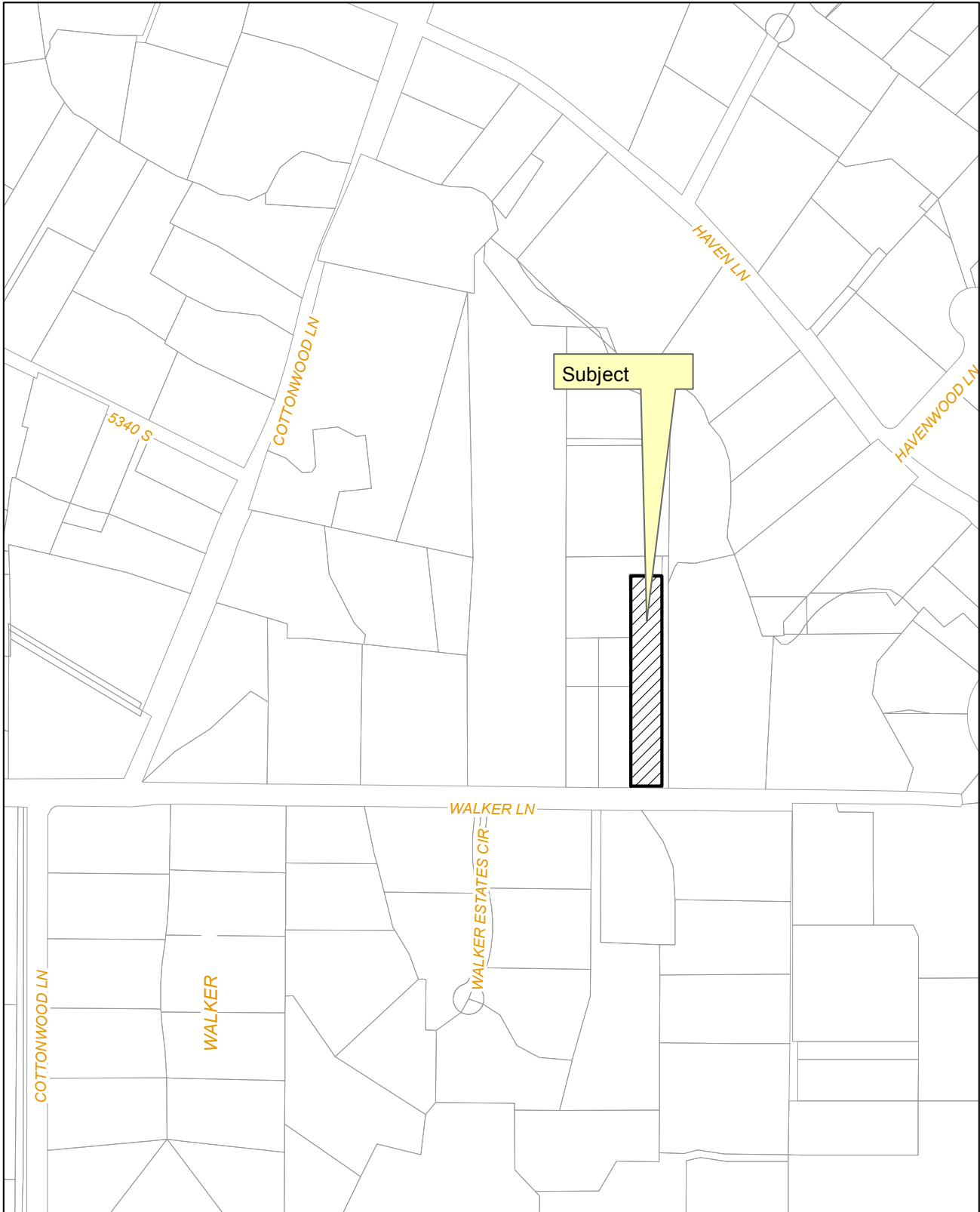
### **Staff Recommendations**

Staff recommends approval of a conditional use permit to exceed the maximum footprint size for an accessory building at 2411 E Walker Lane, in the R-1-43 zone, based upon the findings that the proposed accessory building:

1. May exceed the maximum footprint allowed by code, pending Planning Commission approvals.
2. Complies with all Holladay Ordinances regulating accessory buildings (as per TRC review)
3. When applying 13.08.040E "Conditional Use Approvals", this project; meets zoning standards, the building will not likely have a negative impact on surrounding properties, be detrimental to the health, safety or and welfare of Holladay residents, persons working or residing in the vicinity or injurious to property or improvements in the vicinity and is necessary and desirable for this particular location and will contribute to the well-being of the neighborhood.
4. The use as proposed does not conflict with the intent of the General Plan.

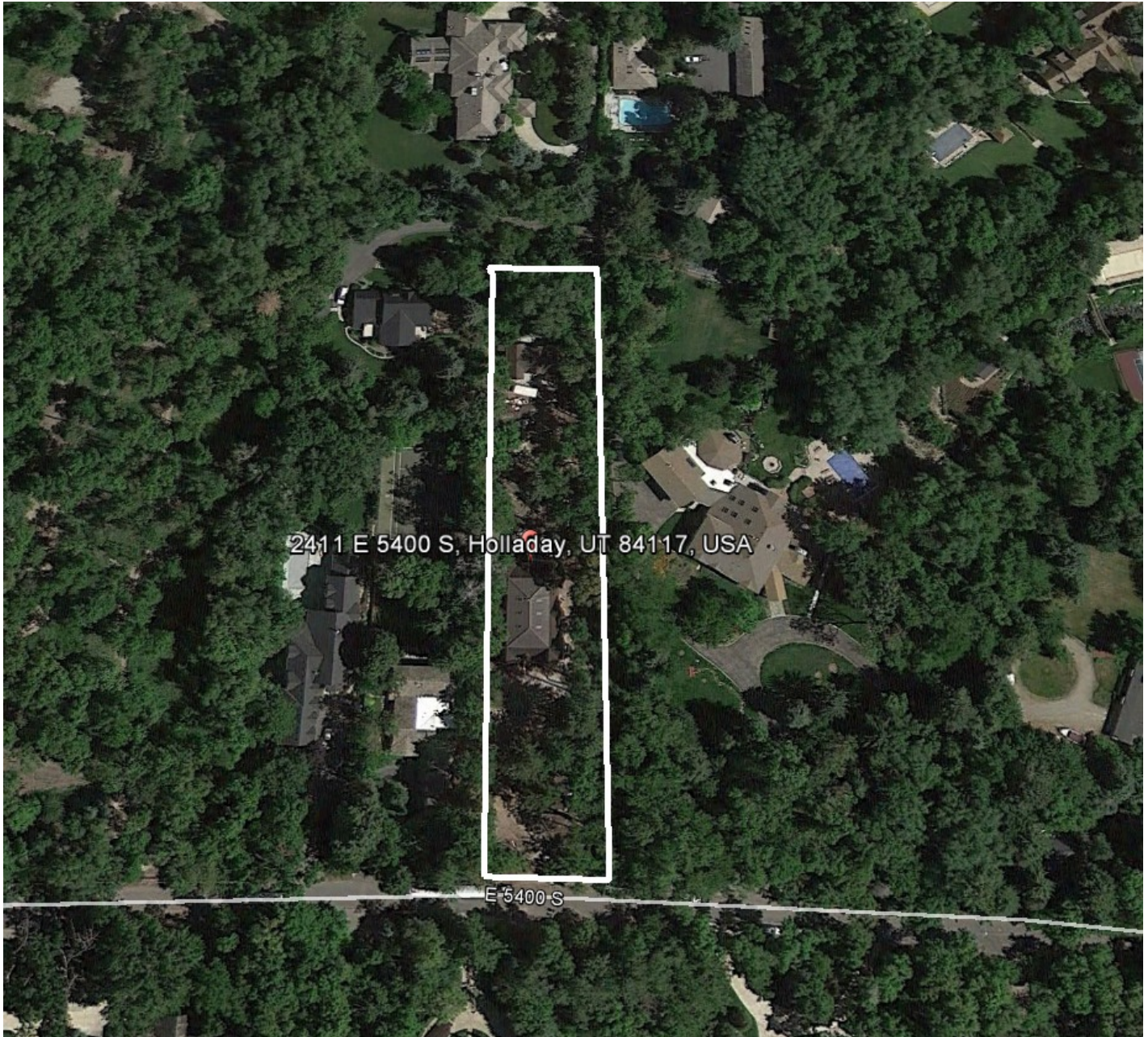
With the following recommended conditional requirements, to be provided to the satisfaction of the Community Development Department Director prior to issuing the building permit approval, Section 13.08.100 "Building Permit Zoning Compliance Review":

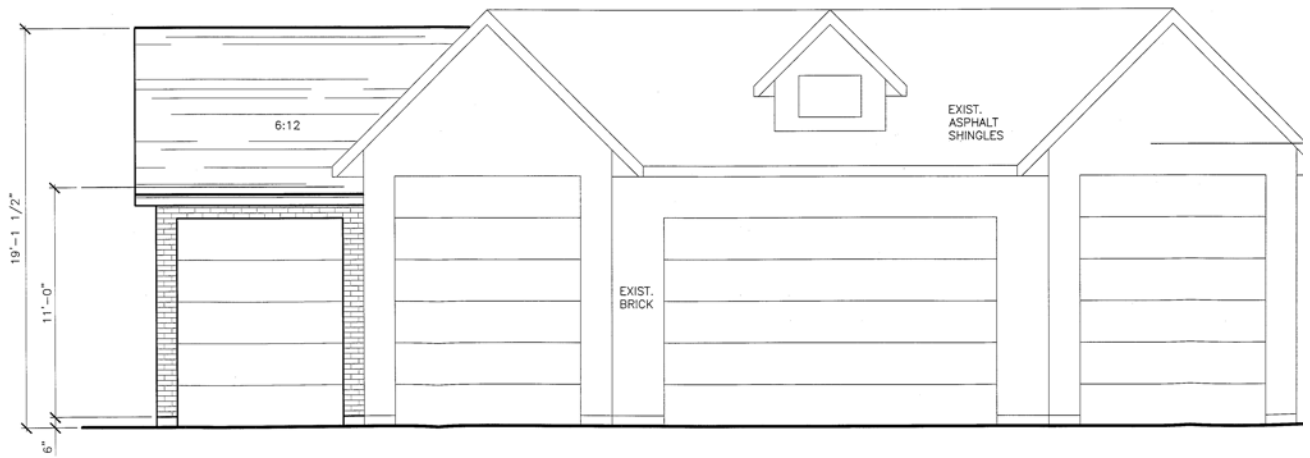
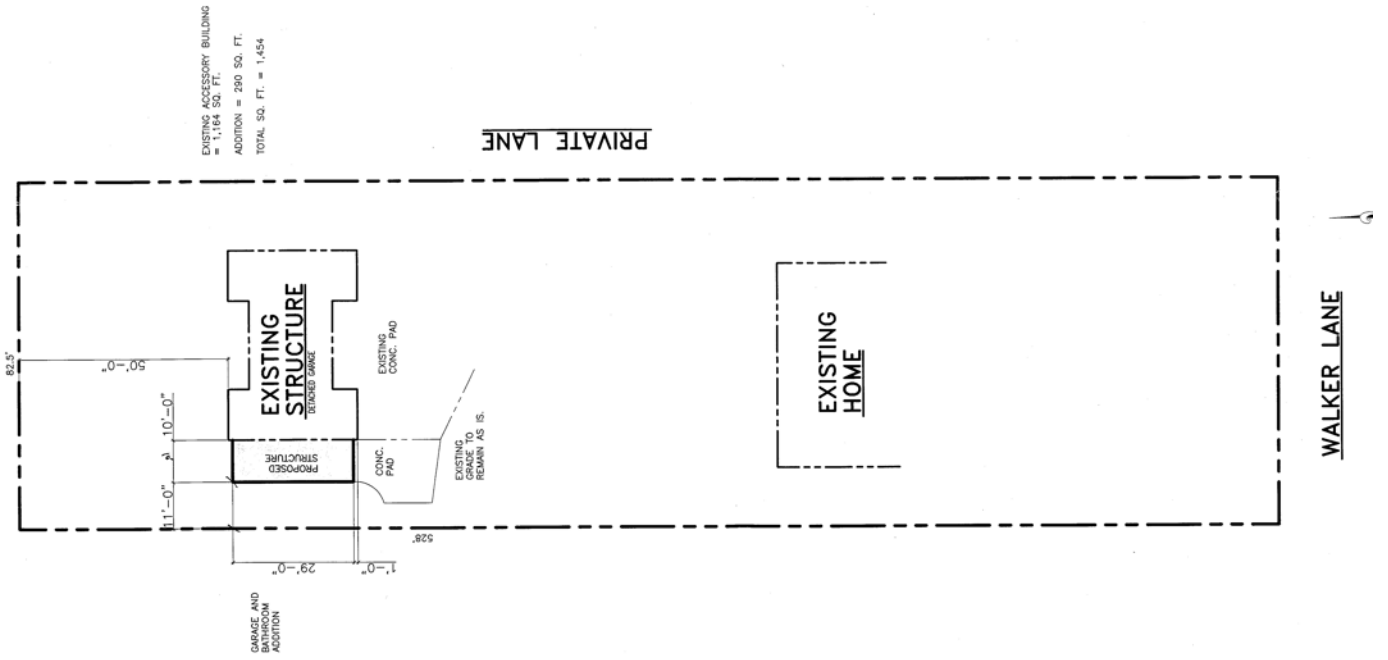
1. That the proposed accessory building elevations match or are compatible with the existing façade treatment of the existing garage. In this case brick exterior.
2. City engineer approved storm water retention plan be submitted
3. Garage security lighting, if any, be a full hood cut-off fixture and mounted in a manner so as to no expose the lighting element(s) to neighboring properties.
4. The setback from the western property line shall show a minimum distance of 11'. This setback area may provide for a hedgerow or tree-lined landscape buffer
5. Architectural treatments shall be retained as proposed or similar as to match the existing garage.



**Paulos Location - 2411 e Walker Lane**  
City of

















**CITY OF HOLLADAY**  
**Planning Commission**

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**Staff Report**  
**February 4, 2014**  
**Item 3**

*Project Name:* **Dreyfous Farms Subdivision**  
*Request:* **Preliminary Plat – Two-Lot Subdivision**  
*Nature of Discussion:* **Discussion with Potential Approval**  
*Notice:* **No Notice Required or Mailed**  
*Planner:* **Rick Whiting**

**Project Details / Overview**

*Project No.* **07-1-19**  
*Address:* **5950 S 2300 East**  
*Applicant:* **Jim Dreyfous**  
*Application Date:* **November 18, 2007**  
*Zone:* **R-1-87**  
*Total Area:* **4.05 acres**  
*Lot Area* Required by R-1-87 Zoning: **87,120 sq. ft. per lot**  
Proposed: **Greater than 87,120 square feet**  
*Lot Width:* Required: **150 feet**  
Proposed: **Greater than 150 feet**  
*Neighborhood Meeting:* **January 17, 2008**  
*Applicable Ordinances:* **Chapter 12 – Subdivisions;  
Chapter 13.14 – Single Family Residential Zones;  
City of Holladay General Plan – Page 33; and  
City of Holladay General Plan – Appendix A - Page 3**

**Background**

This application was approved for Conceptual Plan at the February 19, 2014 Planning Commission meeting.

The applicant, Jim Dreyfous, proposes to create a two-lot subdivision on 4.05 acres of ground at 5950 South 2300 East in the R-1-87 zone. The current property is 15.75 acres and includes two parcels that



contain less than 87,120 square feet of ground. Two single-family dwellings are located on these parcels which predate the formation of the City of Holladay and are, therefore, deemed to be a pre-existing lots of record. (Please see attached plans, maps and photos.)

Final approval for a six lot PUD was granted in 2008, however, the applicant, Jules Dreyfous, never recorded the Final Plat. Mr. Dreyfous senior has since passed away and his son, Jim, now wishes to proceed – only with a simpler, “non-PUD” plan. The original plan was configured as a PUD in order to allow the two “pre-existing lots of record” to remain intact. A third lot that is part of the Cottonwood Glade Subdivision (Lot #20) was also included in the originally approved PUD. The two parcels and one lot will not be included in the proposed new subdivision and will remain as presently constituted. Mr. Dreyfous simply wishes to divide off the proposed two new lots so that they can be sold to third parties.

The proposed subdivision is irregular in shape, wooded in places and relatively flat. Large horse pastures accent much of the beautiful landscape.

Access for the two newly created 2-acre lots will be solely through a 20-foot wide right-of-way easement at the north end of the project that connects to Pheasant Way. Access to the remaining portion of the original property and the two preexisting lots of record will be exclusively from 2300 East.

In deference to previous public input and as stipulated with the earlier approval – Staff suggests that a restriction and plat note be included in any potential approval of this subdivision. That is that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed.”

The TRC has reviewed this request and determined that it meets City Ordinance requirements for Preliminary Plat approval with a couple of follow-up requirements prior to Final Plat approval.

A Neighborhood Meeting was held in January of 2008. Approx. 20 people attended. Most expressed support for the proposed subdivision. Two neighbors, however, had reservations and indicated opposition. Since significant time has passed, new property owners are present and the request has changed (albeit reduced in intensity.)

#### **Technical Review Committee (TRC) Comments**

- *Preliminary Plat* – Drawing is attached.
- *Density and Lot Area* – Current zoning allows one single family residence on 2-acre minimum sized lots. This project meets the minimum lot area requirements for the R-1-87 zone.
- *Geotechnical Considerations* – None of the proposed subdivision is located in a fault hazard study area.
- *Topography* - The property is irregular in shape and relatively flat.
- *General Plan* - The City's General Plan specifies this area as Country Estates (CE.) It allows a maximum of .5 dwelling units per acre. This request, with .25 dwelling units per acre, is considerably less than the density indicated by the General Plan.
- *Drainage and Water Retention* – The City Engineer has indicated that an acceptable drainage and water retention plan will be required prior to Final Plat approval.
- *Road and Traffic Considerations* – Pheasant Way is a Secondary Residential roadway with a 50 foot right-of-way. The addition of two additional homes with a generally accepted average rate of 11 vehicle trips per day each would make minimal impact on overall traffic volume.

- *Road Access* – Road access for both new lots is proposed via a right-of-way easement over Lot 20 of the Cottonwood Glade Subdivision. No access to 2300 East or Far Down Ave. is requested, anticipated or recommended.
- *Access and Right-of-Way* – A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. This must detail provisions and responsibility for road maintenance, snow removal and etc.
- *Private Road Standards* – The developer must submit design and engineering plans detailing the proposed construction of the private roadway. This design must meet City standards as determined by the City Engineer.
- *Conditions, Covenants and Restrictions (CC&Rs)* – CC&Rs including an Access and Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal and etc.
- *Fire Access* –The UFA has approved the Preliminary Plat with regard to fire access and protection. Placement of fire hydrants must meet UFA standards.
- *Utility Providers* - Final approval will be contingent upon receipt of all utility service letters including revisions for two new lots.

#### **Staff Recommendations – Conceptual Plan**

Staff recommends that the Planning Commission favorably consider the merits of this application for Preliminary Plat approval to create the proposed Dreyfous Farms two-lot Subdivision at 5950 S 2300 East in an R-1-87 zone, based on the following findings and subject to following requirements:

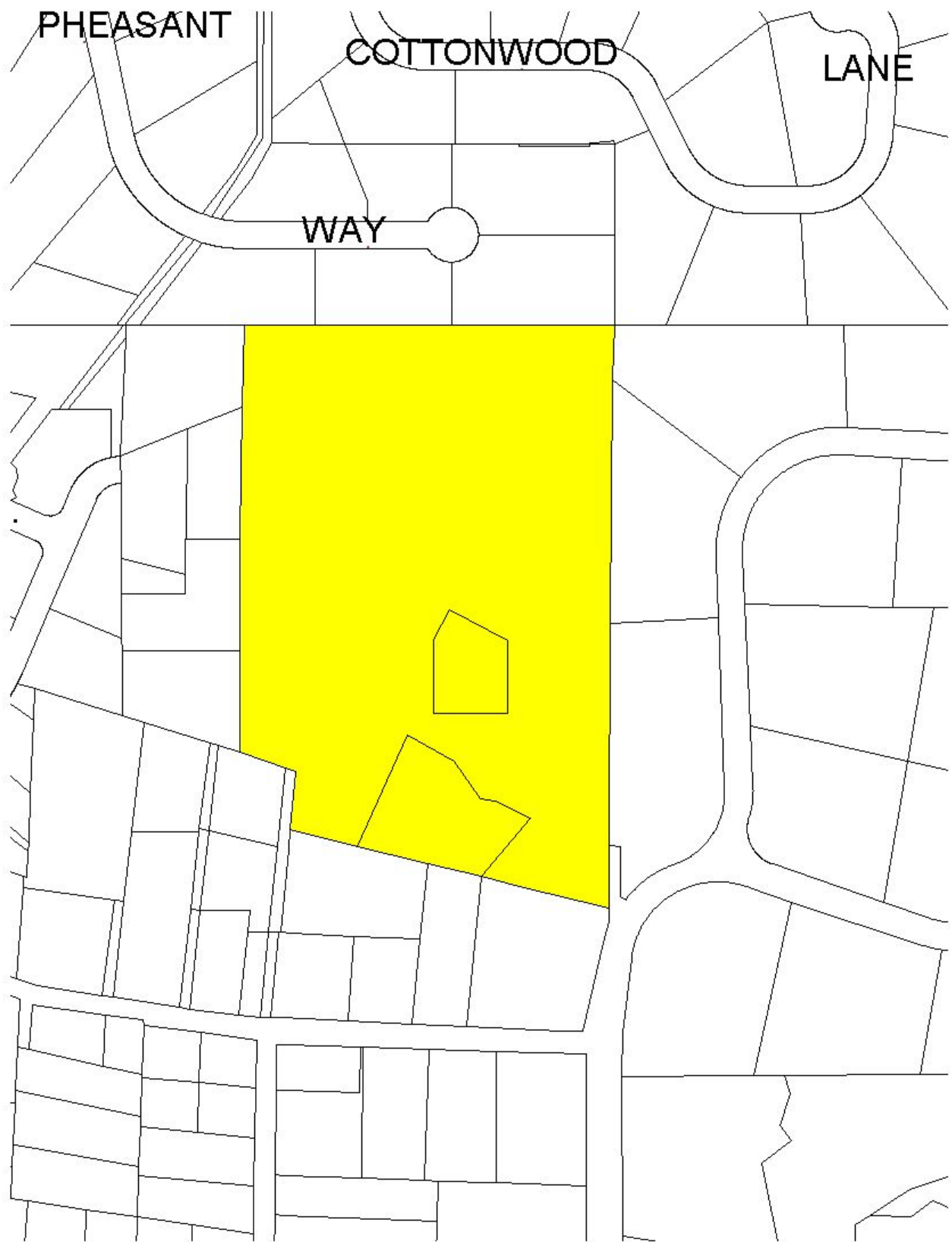
#### ***Findings:***

- A. The proposed project meets the requirements for a residential subdivision in an R-1-87 zone, i.e. area, density, access, slope, public safety, etc;
- B. This project complies with the provisions of the City's General Plan for this area;
- C. This application is consistent with land use patterns in the general vicinity;
- D. The UFA has approved emergency access as proposed. Fire hydrant capacity and placement may be further addressed in the Final Plat review and Building Permit approval processes, as needed;
- E. The proposed project has been reviewed by the TRC and meets City requirements for Preliminary Plat;
- F. Utility providers can serve the property and have (or are expected to) provide appropriate service availability letters; and

#### **Requirements:**

Prior to approval of the Final Plat - all outstanding TRC issues must be resolved. These include:

1. Any remaining issues with regard to the Preliminary Plat must be resolved per requirements of the TRC;
2. A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review;
3. The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission; and
4. The City Engineer must approve road design and construction details prior to Final Plat submission;
5. The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval;
6. A Right-of-Way Easement and Road Maintenance Agreement for the two proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;
7. A plat note shall be added to the Final Plat that indicates that “under no circumstances will a connecting roadway allowing public access between Pheasant Way and Far Down Ave. and 2300 East be allowed;” and
8. The Planning Commission may elect to delegate Final Plat approval to the TRC.



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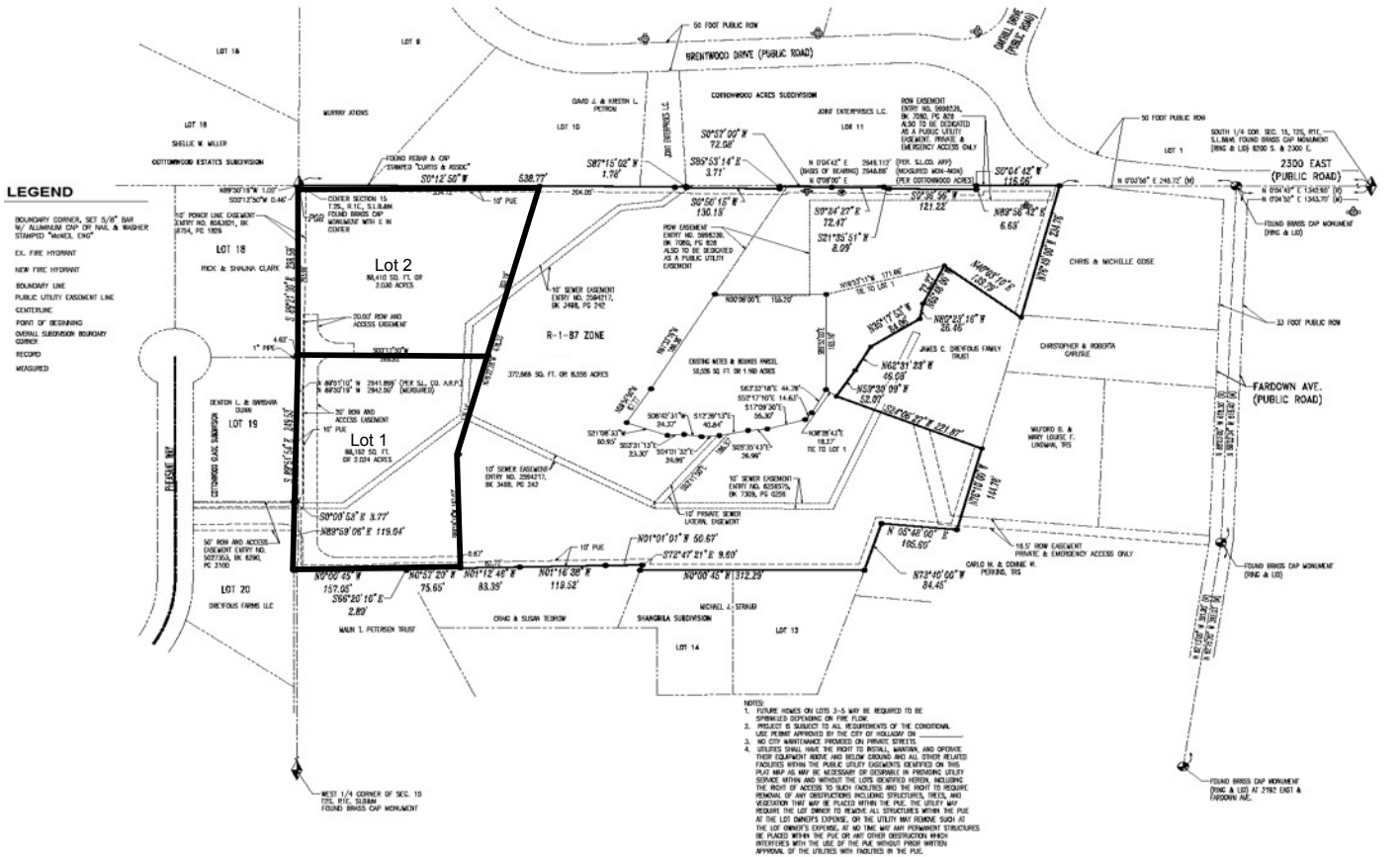


Subject Property

**VICINITY MAP**  
Dreyfous Farms PUD

# DREYFOUS FARMS - PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
HOLLADAY, UTAH





**DRAFT**

**MINUTES OF THE CITY OF HOLLADAY  
PLANNING COMMISSION MEETING**

**Tuesday, February 4, 2014**

**6:30 p.m.**

**Holladay Municipal Center  
4580 South 2300 East**

**ATTENDANCE**

**Planning Commission Members:**

Spence Bowthorpe, Vice Chair  
Lori Khodadad  
Les Chatelain  
John Garver  
Matt Snow

**City Staff:**

Paul Allred, Community Development Director  
Rick Whiting, City Planner  
Pat Hanson, City Planner

**PRE-MEETING/WORK SESSION**

Vice Chair Bowthorpe called the meeting to order at 6:33 p.m.

The agenda items were reviewed and discussed.

The Pheasant Cove Subdivision applicant, Norm Dahle, discussed the project and detailed the location of trees and water costs. Community Development Director, Paul Allred, stated that until Mr. Dahle obtains a conditional use for a Planned Unit Development (PUD), it does not exist. It can be viewed as a conceptual PUD/conceptual subdivision and the determination of whether to apply for a conditional use for PUD could be made at preliminary.

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The Woodley Place Subdivision was next discussed. City Planner, Rick Whiting, reported that Ivory Homes requested an amendment to the previous Planning Commission approval for an eight-lot subdivision on approximately 1.35 acres to add two additional lots on an additional .30 acres of ground for a total of 10 lots on 1.65 acres. The acquisition of a seven-foot easement was discussed.

City Planner, Pat Hanson, detailed Beekeeping Chapter 13.76.240 of the City ordinance. The allowed number of bees per lot square footage was discussed. She explained that over the past few years, staff has received inquiries regarding the keeping of bees. Since land use regulations in Holladay differ from Midvale's, most of the accompanying language should go into Title 8, the Animal section of the City's Code. The number of hives, however, that can be kept on a parcel will need to be added to the supplementary regulations in Title 13 under the small and large livestock standards.

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(19:01:24) *Commissioner Chatelain moved to close the Work Meeting and move to the Council Chambers for the Regular Meeting. Commissioner Khodadad seconded the motion. The motion passed with the unanimous consent of the Commission.*

## **CONVENE REGULAR MEETING**

Vice Chair Bowthorpe called the Regular Meeting to order at 7:05 p.m.

## **ACTION ITEMS**

### **1. Pheasant Cove – 5559 S Highland Dr. – 11-Lot Subdivision Conceptual Plan-Planner- Rick Whiting.**

(19:04:55) Mr. Whiting presented the Pheasant Cove 11-lot subdivision conceptual plan as detailed in the staff report and stated that the proposal meets the development agreement as well as the underlying zoning code. The developer wishes to consider whether or not to apply for a PUD at the preliminary plat phase of development. Staff recommended approval.

The applicant, Norm Dahle, gave his address as 2675 East Melony Drive and detailed the design plan concerning existing trees located on the property. They will make every effort to preserve as many as possible. The intent is to design 11 homes that fit well together and create an aesthetically pleasing subdivision due to the unique nature of its surroundings.

(19:21:09) Vice Chair Bowthorpe opened the public hearing. There were no public comments. The public hearing was closed.

(19:23:17) *Commissioner Khodadad moved to approve the conceptual plan for the Pheasant Cove Subdivision located at 5559 South Highland Drive based on the following:*

### ***Findings:***

- A. The proposed project meets the requirements for a residential subdivision in an R-1-10 zone, i.e. area, density, access, slope, public safety, etc;***
- B. This application is consistent with the low to medium density, single family land use patterns in the general vicinity.***
- C. The UFA has initially approved emergency access as proposed. Fire hydrant capacity and placement will be address in the Preliminary Plat review and approval process.***
- D. The proposed project has been reviewed by the TRC and meets City requirements for Conceptual Plan.***
- E. Whether classified as a standard subdivision or a PUD, this project meets the requirements of the R-1-10 zone and the Development Agreement.***
- F. This project is in compliance with the provisions of Appendix K of the General Plan, the Highland Drive Corridor Master Plan (HDCMP).***

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1  
2 *Commissioner Chatelain seconded the motion. Vote on motion: Les Chatelain–Aye, Lori*  
3 *Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Vice Chair*  
4 *Bowthorpe. The motion passed unanimously.*  
5

6 **2. Woodley Place Subdivision - 4162 S 2300 E - Preliminary Plat (Re-Approval) -**  
7 **Planner, Rick Whiting.**

8 (19:25:54) Mr. Whiting presented the Woodley Place Subdivision preliminary plat located at 4162  
9 South 2300 East as detailed in the staff report and stated that the request was previously approved  
10 by the Planning Commission as an eight-lot subdivision. The applicant has acquired .3 additional  
11 acres of ground and would like to combine it with the previous subdivision. They are now  
12 requesting a 10-lot subdivision, which requires a re-approval of the preliminary plat. Staff  
13 reviewed the proposed amendment to the preliminary plat and recommended approval.  
14

15 The applicant, Nick Mingo, stated that there was an oversight on the plan which shows a seven-  
16 foot dedication on 2300 East, which will be corrected. He stated that they are in the process of  
17 finalizing negotiations for the easement allowing for connection to the sewer. Language regarding  
18 the easement was discussed.  
19

20 (19:46:23) *Commissioner Snow moved to approve the Woodley Place 10-lot subdivision*  
21 *preliminary plat located at 4162 South 2300 East based on the following:*  
22

23 ***Findings:***

- 24  
25 *A. The proposed project meets the requirements for a residential subdivision in an*  
26 *R-2-10 zone, i.e. area, density, access, slope, public safety, etc;*  
27  
28 *B. This project complies with the provisions of the City's General Plan for this area.*  
29  
30 *C. This application is consistent with land use patterns in the general vicinity.*  
31  
32 *D. The UFA has approved emergency access as proposed. Fire hydrant capacity and*  
33 *placement may be further addressed in the Final Plat review and Building Permit*  
34 *approval processes, as needed.*  
35  
36 *E. The proposed project has been reviewed by the TRC and meets City requirements*  
37 *for Conceptual Plan and Preliminary Plat.*  
38  
39 *F. Utility providers can serve the property and have (or are expected to) provide*  
40 *appropriate service availability letters.*  
41  
42 *G. This use represents an attractive alternative to the present use on this site.*  
43

44 ***Requirements:***  
45

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1. *Any remaining issues with regard to the Preliminary Plat must be resolved per requirements of the TRC.*
2. *A Final Plat and any other requirements for the subdivision shall be submitted to the Technical Review Committee (TRC) for review and recommendation to the Planning Commission.*
3. *The City Engineer must approve a storm drainage and water retention plan prior to Final Plat submission.*
4. *The City Engineer must approve road design and construction details prior to Final Plan submission.*
5. *Documentation must be received affirming that the abutting property owners (HOA) have agreed to allow a sewer easement and connection on their property or satisfactory alternative arrangements have been made.*
6. *The City Engineer will determine appropriate financial requirements for improvements and/or bonding in conjunction with Final Plat approval.*
7. *A Right-of-Way Easement and Road Maintenance Agreement for the 10 proposed lots must be recorded with the final plat. It must detail provisions and responsibility for access, maintenance, snow removal, etc;*
8. *A dedication to the City is required for the public right-of-way on 2300 East and the plat be amended to show the seven foot right-of-way and lot size adjustment accordingly.*
9. *The final plat must be reviewed by the Planning Commission.*

*Commissioner Khodadad seconded the motion. Vote on motion: Les Chatelain–Aye, Lori Khodadad–Aye, John Garver–Aye, Matt Snow–Aye, Spence Bowthorpe–Aye, Vice Chair Bowthorpe. The motion passed unanimously.*

#### **DISCUSSION ITEMS**

##### **3. Bee Keeping – Ch 13.76.240 – Staff: City Planner, Pat Hanson.**

(19:41:21) Vice Chair Bowthorpe stated that the above item will firm up the requirements and restrictions associated with beekeeping. It was suggested that a bee expert be brought in to educate the Commission on the various aspects of the issue.

Commissioner Chatelain was concerned with the allowable number of colonies throughout the City. Whether this would be a blanket use or conditional use was discussed. Vice Chair Bowthorpe recommended the item be continued for further discussion.

#### **OTHER BUSINESS**

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1 **4. Updates for Follow-Up on Items Currently in the Development Review Process.**

2 (19:50:10) Mr. Allred reported that subdivisions are continuing to move through. Murano will  
3 soon be seeking a stream exception and possibly preliminary plat. The stream exception and PUD  
4 were expected to go before the City Council at the next meeting.

5  
6 Mr. Allred reported that the Carl Jacobs rezone on Highland Drive ~~will be addressed by the City~~  
7 Council shortly. Additionally, the Highland Drive Master Plan is progressing. A proposed  
8 condominium project with a commercial component on Murray-Holladay Rd. was to be presented  
9 to the Commission in the near future. Procedural issues were discussed.

Deleted: is being looked into

10  
11 The Holladay Village Center was next addressed. Mr. Allred reported that most tenant  
12 improvements are under way and permits have been issued. The City Council was in the process  
13 of reviewing the PUD, which is up for public hearing.

14  
15 Mr. Allred asked the Commission to read through HV Zone Section 13.71 and determine what  
16 level they would apply the Holladay Village rules to an existing building that is not up on the  
17 street. Goals for the surrounding areas were discussed.

18  
19 **5. Report from Staff on Upcoming Applications.**

20  
21 **6. Discussion of Possible Future Amendments to Code.**

22  
23 **ADJOURN**

24 (20:40:40) *Commissioner Garver moved to adjourn. Commissioner Snow seconded the motion.*  
25 *The motion passed with the unanimous consent of the Commission.*

26  
27 The Planning Commission Meeting adjourned at 8:41 p.m.

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1 *I hereby certify that the foregoing represents a true, accurate and complete record of the City of*  
2 *Holladay Planning Commission Meeting held Tuesday, February 4, 2014.*  
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9

10 Teri Forbes  
11 T Forbes Group  
12 Minutes Secretary  
13  
14 Minutes approved:  
15

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